

**INTERPRETATIONS & APPLICATIONS
OF BUILDING CODES & REGULATIONS #04-4**

CODE SECTION : IRC 310

4/14/2004

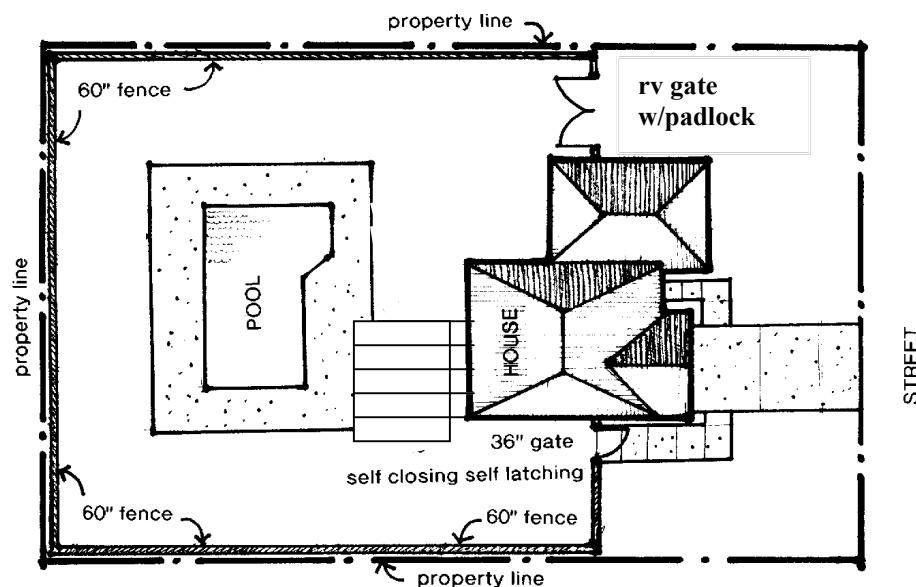


SUBJECT : EMERGENCY EGRESS

Where emergency egress windows from a bedroom or basement open into a backyard, a means of access to a public way must be provided. The route to the public way must comply with the requirements for an egress window (IRC 310.1).

If there is a pool in the backyard, any gate used for emergency access must be self-closing and self-latching, and openable from the inside without the use of a key or special knowledge.

If the backyard is large enough for a person to travel 50 feet from the house, it is not necessary to provide



access to a public way.

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one open able emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

Such openings shall open directly into a public street, public alley, yard or court. The access route to the emergency escape and rescue opening shall comply with the requirements of Section R310.